166.0	0003	0017.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	792,300 /	792,300
					USE VALUE:	792,300 /	792,300
					ASSESSED:	792,300 /	792,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
42		ASHLAND ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GRAU DANIEL S
Owner 2:	
Owner 3:	
Street 1:	42 ASHLAND STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	COSTA PHILIP & JENNIFER S -
Owner 2:	-
Street 1:	42 ASHLAND STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,770 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1925, having primarily Wood Shingle Exterior and 2475 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6770.000	356,100		436,200	792,300
Total Card	0.155	356,100		436,200	792,300
Total Parcel	0.155	356,100		436,200	792,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 320.08 | /Parcel: 320.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 110114
GIS Ref:
GIS Ref:
Insp Date: 09/12/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 166.0-0003-0017.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	356,100	0	6,770.	436,200	792,300	792,300	Year End Roll	12/18/2019
2019	101	FV	277,600	0	6,770.	436,200	713,800	713,800	Year End Roll	1/3/2019
2018	101	FV	211,500	500	6,770.	386,300	598,300	598,300	Year End Roll	12/20/2017
2017	101	FV	211,500	500	6,770.	324,000	536,000	536,000	Year End Roll	1/3/2017
2016	101	FV	211,500	500	6,770.	324,000	536,000	536,000	Year End	1/4/2016
2015	101	FV	199,700	500	6,770.	280,400	480,600	480,600	Year End Roll	12/11/2014
2014	101	FV	199,700	500	6,770.	271,000	471,200	471,200	Year End Roll	12/16/2013
2013	101	FV	199,700	500	6,770.	258,000	458,200	458,200		12/13/2012

!12878!

PRINT

Date	Time
12/11/20	02:54:29

LAST REV

Date	Time
09/27/18	13:35:53

mmcmakin

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 12878

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COSTA PHILIP &	38819-23		4/16/2003		438,500	No	No		
LEIBOWITZ RIC	29986-518		3/24/1999		297,750	No	No		N

USER DEFINED

Prior Id # 1:	110114
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/4/2014	620	Addition	244,730					

ACTIVITY INFORMATION

Date	Result	By	Name
9/12/2018	Inspected	BS	Barbara S
8/3/2018	MEAS&NOTICE	CC	Chris C
6/25/2014	Info Fm Prmt	PC	PHIL C
3/14/2009	Inspected	345	PATRIOT
12/22/2008	Measured	294	PATRIOT
8/5/2003	MLS	MM	Mary M
2/18/2000	Inspected	276	PATRIOT
12/8/1999	Measured	243	PATRIOT
7/22/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6770		Sq. Ft.	Site		0	70.	0.92	8									436,168						436,200	

Total AC/HA: 0.15542 | Total SF/SM: 6770 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 436,168 | Spl Credit | Total: 436,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G19	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.07418239
Const Adj.:	0.99989998
Adj $ / SQ:	139.630
Other Features:	106868
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	483784
Depreciation:	127719
Depreciated Total:	356065

COMMENTS

SCUTTLE HOLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	9	BRs:	4	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	2008
General:	

RES BREAKDOWN

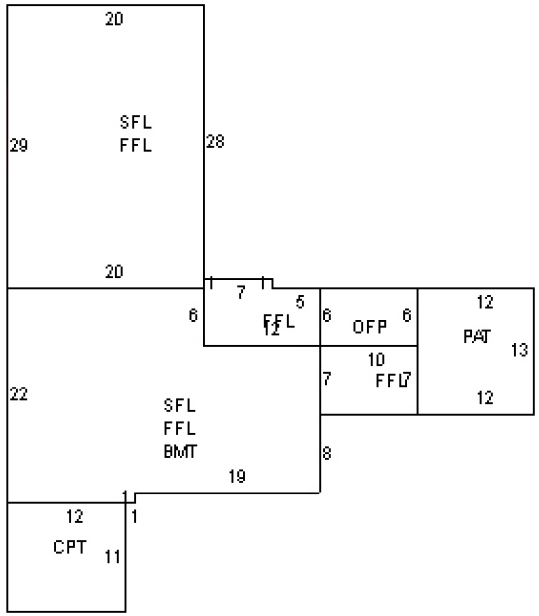
No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	139.63
Special Features:	0	Val/Su Net:	103.64
Final Total:	356100	Val/Su SzAd	143.86

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,342	139.630	187,383
SFL	Second Floor	1,133	139.630	158,249
BMT	Basement	613	41.890	25,678
PAT	Patio	156	4.650	726
CPT	Carport	132	16.970	2,240
OFP	Open Porch	60	44.000	2,640

Net Sketched Area:	3,436			Total:	376,916
Size Ad	2475.3499	Gross Are	3496	FinArea	2475

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	95				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

166.0-0003-0017.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	